

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- December 21, 2018
121 N. LaSalle Street- 2nd Floor City Council Chambers

Approval of the minutes from the November 16, 2018 regular meeting of the Board.

Approval of the agenda for the December 21, 2018 regular meeting of the Board.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

5-18-S **ZONING DISTRICT: B3-2** **WARD: 7**
APPLICANT: Chicago, Illinois Windsor Park Congregation of Jehovah's
Witnesses Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2833 E. 79th Street
SUBJECT: Application for a special use to establish a religious assembly with
one hundred and fifty seats.

- Approved

6-18-S **ZONING DISTRICT: B3-2** **WARD: 7**
APPLICANT: Chicago, Illinois, Windsor Park Congregation of Jehovah's
Witnesses, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2835-45 E. 79th Street
SUBJECT: Application for a special use to establish an off-site parking lot
with thirty-two spaces to meet the parking requirement for a
religious assembly located at 2833 E. 79th Street.

- Approved

7-18-S **ZONING DISTRICT: B3-2** **WARD: 7**
APPLICANT: Chicago, Illinois, Windsor Park Congregation of Jehovah's
Witnesses, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2807-11 E. 79th Street
SUBJECT: Application for a special use to establish an off-site parking lot
with nineteen spaces to meet the parking requirement of the
religious assembly located at 2833 E. 79th Street.

- Approved

43-18-S **ZONING DISTRICT: DS-3** **WARD: 3**
APPLICANT: MJS Futures LLC
OWNER: Ross Feinberg
PREMISES AFFECTED: 2417 S. Wabash Avenue
SUBJECT: Application for a special use to establish a non-accessory parking
lot which is located outside of the Central Area Parking District
and will have with twenty-six parking spaces.

- Approved

REGULAR CALL

622-18-S(B) **ZONING DISTRICT: DX-3** **WARD: 28**
APPLICANT: 133 South Ashland Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 133 S. Ashland Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, eighty-nine dwelling unit building with roof top enclosures and interior parking.

- Approved

623-18-Z(B) **ZONING DISTRICT: DX-3** **WARD: 28**
APPLICANT: 133 South Ashland Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 133 S. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' on floor containing dwelling units for a proposed four-story, eighty-nine dwelling unit building with rooftop enclosures and interior parking.

- Approved

624-18-Z **ZONING DISTRICT: DX-3** **WARD: 28**
APPLICANT: 133 South Ashland Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 133 S. Ashland Avenue
SUBJECT: Application for a variation to reduce the required loading stall from one to zero for a proposed four-story, eighty-nine dwelling unit building with rooftop enclosures and interior parking.

- Approved

625-18-S **ZONING DISTRICT: DX-3** **WARD: 28**
APPLICANT: 104 South Laflin Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 104 S. Laflin Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, fifty-one dwelling unit building with an attached garage with fifty-one parking spaces.

- Approved

626-18-Z **ZONING DISTRICT: DX-3** **WARD: 28**
APPLICANT: 104 South Laflin Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 104 S. Laflin Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 0.79' for a proposed four-story, fifty-one dwelling unit building with an attached garage with fifty-one parking spaces.

- Approved

627-18-Z **ZONING DISTRICT: DX-3** **WARD: 28**
APPLICANT: 104 South Laflin Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 104 S. Laflin Street
SUBJECT: Application for a variation to reduce the required off street loading zone from one to zero for a proposed four-story, fifty-one dwelling unit building with an attached garage and fifty-one on-site parking spaces.

- Approved

628-18-S **ZONING DISTRICT: C1-3** **WARD: 12**
APPLICANT: Alejandro Guerra
OWNER: George Florakos
PREMISES AFFECTED: 2000 W. 34th Street
SUBJECT: Application for a special use to establish an outdoor patio to be located on the first floor rooftop of a proposed three-story building with an outdoor rooftop patio to contain a general restaurant and one dwelling unit.

- Approved

629-18-Z **ZONING DISTRICT: C1-3** **WARD: 12**
APPLICANT: George Florakos
OWNER: Same as applicant
PREMISES AFFECTED: 2000 W. 34th Street
SUBJECT: Application for a variation to reduce the parking requirement from one to zero for a proposed three-story, one dwelling unit building with a general restaurant use and an outdoor rooftop patio to serve the restaurant.

- Approved

630-18-Z **ZONING DISTRICT: RS-2** **WARD: 13**
APPLICANT: James Dipasquale
OWNER: Same as applicant
PREMISES AFFECTED: 5743 S. Natchez Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20.77' to 15', north setback from 4.10' to 3.40' (south to be 12.8'), combined side setback to be 16.2' for a proposed second floor addition, rear two story addition, front roofed open porch to the existing single family residence.

- Approved

631-18-S **ZONING DISTRICT: B3-2** **WARD: 18**
APPLICANT: Chick-fil-A, Inc.
OWNER: SFI- Ford City-Chicago, LLC
PREMISES AFFECTED: 7615 S. Cicero Avenue
SUBJECT: Application for a special use to establish a drive through facility to serve a proposed fast food restaurant.

- Approved

632-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Noble Walton Venture, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1346 W. Walton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed detached, six-car garage with roof deck with open stairs for access to the deck that serves the existing three-story, six dwelling unit building.

- Approved

633-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Noble Walton Venture, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1350 W. Walton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed six car garage with rooftop deck and open stairs to access the roof deck that serves the existing three-story , six unit building.

- Approved

634-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Noble Walton Venture, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1356 W. Walton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed detached six car garage with a roof top deck and open stairs to access the roof deck that will serve the existing three-story, six dwelling unit building.

- Approved

635-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Noble Walton Venture, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1360 W. Walton Street
SUBJECT: Application for a variation to reduce the rear setback from 30' to 1.17' for a proposed detached six car garage with roof deck an open stairs to access the roof deck which serves the existing three-story, six dwelling unit building.

- Approved

636-18-Z **ZONING DISTRICT: C1-3** **WARD: 31**
APPLICANT: VMM Social Room, Inc.
OWNER: Victor Mizhquiri
PREMISES AFFECTED: 5240 W. Fullerton Avenue
SUBJECT: Application for a variation to establish a Public Place of Amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125' of a residential zoning district.

- Approved

637-18-Z **ZONING DISTRICT: B3-3** **WARD: 39**
APPLICANT: Klairmont Enterprises, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4801 W. Peterson Avenue
SUBJECT: Application for a variation to eliminate landscape and fencing treatments for the existing on-site parking lot (reduced interior landscape and no 7' setback along Caldwell Avenue) & 7' setback partly reduced along Cicero Avenue for the existing office/ retail building.

- Approved

638-18-Z **ZONING DISTRICT: B3-3** **WARD: 39**
APPLICANT: Klairmont Enterprises, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4801 W. Peterson Avenue
SUBJECT: Application for a variation to reduce the minimum required spaces by 20% from one hundred ninety-eight to one hundred fifty-eight for proposed ground floor additions for retail use in the existing five-story office and medical service.

- Approved

639-18-S **ZONING DISTRICT: B3-1** **WARD: 39**
APPLICANT: Klairmont Enterprise, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4747 W. Peterson Avenue
SUBJECT: Application for a special use to establish an off-site parking lot containing eight required parking spaces to serve the proposed first floor retail use located at 4801 W. Peterson Avenue.

- Approved

640-18-S **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: Salon Milano, Inc.
OWNER: LA Racine-Western, LLC
PREMISES AFFECTED: 2417 N. Western Avenue
SUBJECT: Application for a special use to establish a hair salon.

- Approved

641-18-S **ZONING DISTRICT: B3-1** **WARD: 14**
APPLICANT: Corina Diaz dba La Calle de las Sirenas
OWNER: Evelia Rodriguez
PREMISES AFFECTED: 5123 S. Kedzie Avenue
SUBJECT: Application for a special use to establish a beauty salon.

- Approved

642-18-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Peter Paraskevoulakos
OWNER: Same as applicant
PREMISES AFFECTED: 4707 N. Talman Avenue
SUBJECT: Application for a variation to convert an existing non-conforming two dwelling unit building to a three dwelling unit building.

- Continued to February 15, 2019 at 2:00 p.m.

643-18-S **ZONING DISTRICT: B3-2** **WARD: 18**
APPLICANT: Simply Hair Braiding, LLC
OWNER: SFI- Ford City- Chicago, LLC
PREMISES AFFECTED: 7601 S. Cicero Avenue
SUBJECT: Application for a special use to establish a hair salon.

- Approved

644-18-Z **ZONING DISTRICT: RT-4** **WARD: 48**
APPLICANT: UNA Builders, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1438 W. Catalpa Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.63' to 2', east setback from 2.4' to zero, combined side setback from 6' to 3.33' for a proposed rear three-story open porch stair system to connect the existing garage roof deck to the existing building.

- Approved

645-18-S **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: Legacy Tattoo, LLC
OWNER: Nodarse Holdings, Inc.
PREMISES AFFECTED: 2828 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a body art service (tattoo shop).

- Approved

646-18-Z **ZONING DISTRICT: RT-3.5** **WARD: 44**
APPLICANT: James Lucas
OWNER: Same as applicant
PREMISES AFFECTED: 1443 W. Henderson Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35.08' to 1.84', west setback from 2' to 0.43' (east setback to be 0.49'), combined side setback from 5' to 0.92' for a proposed garage roof deck on the existing garage.

- Approved

647-18-Z	ZONING DISTRICT: B2-3	WARD: 2
APPLICANT:	Augusta Acquisitions, LLC	
OWNER:	Same as above	
PREMISES AFFECTED:	1938 W. Augusta Boulevard	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 23.66' for a proposed rooftop stair enclosures for open roof decks to serve an existing five-story, sixteen dwelling unit building.	
• Approved		
648-18-Z	ZONING DISTRICT: C1-1	WARD: 31
APPLICANT:	Venue 4343 Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4343 W. Diversey Avenue	
SUBJECT:	Application for a variation to establish a Public Place of Amusement license for a small event venue in an existing three-story building which is located within 125' of a residential zoning district.	
• Approved		
649-18-S	ZONING DISTRICT: DX-16	WARD: 42
APPLICANT:	National Association of Realtors	
OWNER:	Same as applicant	
PREMISES AFFECTED:	430 N. Michigan Avenue	
SUBJECT:	Application for a special use to establish an on premise, high-rise sign for an office use which shall be erected 240' above grade.	
• Approved		
650-18-S	ZONING DISTRICT: C3-1	WARD: 47
APPLICANT:	McDonald's Corporation	
OWNER:	Albany Bank & Trust Company N.A. Trust No. 11-3138 Dated 9/5/75	
PREMISES AFFECTED:	2608 W. Addison Street	
SUBJECT:	Application for a special use to establish a double lane drive-through to serve a one-story fast food restaurant.	
• Approved		
651-18-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Near North Montessori School	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1434 W. Division Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 15' to 2' for a proposed four-story addition to an existing five-story building.	
• Approved		

652-18-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Near North Montessori School
OWNER: Same as applicant
PREMISES AFFECTED: 1434 W. Division Street
SUBJECT: Application for a variation to increase the existing floor area from 117,104 square feet to 129,497 square feet (total of 12,393 square feet) for a proposed four-story addition to an existing five-story school.

- Approved

653-18-S **ZONING DISTRICT: B3-5** **WARD: 32**
APPLICANT: Essa Nails, LLC
OWNER: Glen Turenne
PREMISES AFFECTED: 1921 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a nail salon.

- Approved

654-18-S **ZONING DISTRICT: B3-1** **WARD: 34**
APPLICANT: John J. Ford
OWNER: Same as applicant
PREMISES AFFECTED: 714 W. 115th Street - Suite A
SUBJECT: Application for a special use to establish a hair and nail salon.

- Approved

655-18-Z **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2745 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed access bridge from an existing four-story building to a proposed roof deck on an existing six car detached garage.

- Approved

656-18-Z **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2751 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed access bridge to connect the existing building to a proposed garage roof deck on the existing detached garage.

- Approved

657-18-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: LiBB Enterprise 1, LLC
OWNER: Foster Property Group, LLC
PREMISES AFFECTED: 2817 N. Broadway
SUBJECT: Application for a special use to establish a hair and nail salon.
• Approved

658-18-S **ZONING DISTRICT: B3-3** **WARD: 43**
APPLICANT: Vandross Hair Design, LLC
OWNER: 2476-78 Lincoln, LLC
PREMISES AFFECTED: 2474 N. Lincoln Avenue
SUBJECT: Application for a special use to establish a barber shop.
• Approved

659-18-S **ZONING DISTRICT: M1-1 / M2-2** **WARD: 47**
APPLICANT: Chicago Cubs Baseball Club, LLC
OWNER: Garoon Family Limited Partnership
PREMISES AFFECTED: 3900 N. Rockwell Street
SUBJECT: Application for a special use to establish a non-required, non-accessory parking lot to serve Wrigley Field.
• Approved with conditions

A.M. CONTINUANCES

312-18-S **ZONING DISTRICT: C1-3** **WARD: 3**
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust- IL
PREMISES AFFECTED: 207 E. 35th Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.

• Approved

534-18-S **ZONING DISTRICT: C1-2** **WARD: 2**
APPLICANT: 1913 Northco, LLC
OWNER: JFS 1913-19 North Avenue, LLC
PREMISES AFFECTED: 1913-17 W. North Avenue
SUBJECT: Application for a special use to establish an outdoor roof top patio to serve an existing restaurant.

• Continued to January 18, 2019 at 2:00 p.m.

535-18-Z **ZONING DISTRICT: C1-2** **WARD: 2**
APPLICANT: 1913 Northco, LLC
OWNER: JFS 1913-19 North Avenue, LLC
PREMISES AFFECTED: 1913-17 W. North Avenue
SUBJECT: Application for a variation to establish a transit served location to allow a reduction of the on-site required parking by up to 100% for a proposed outdoor roof top patio to serve an existing restaurant.

• Continued to January 18, 2019 at 2:00 p.m.

VOTE ONLY

532-18-Z **ZONING DISTRICT: RT-4** **WARD: 45**
APPLICANT: Chicago Title and Land Trust 8002361424
OWNER: Same as applicant
PREMISES AFFECTED: 3721 N. Parkview Terrace
SUBJECT: Application for a variation to reduce the east front setback from 15' to zero, north setback from 7.47' to zero, to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single family residence.

- Continued to January 18, 2019 at 9:00 a.m. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, fourth Board member to read transcript and vote at the January Zoning Board of Appeals hearing.

2:00 P.M.

660-18-Z **ZONING DISTRICT: DS-3** **WARD: 25**
APPLICANT: GW South Loop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1113 S. Jefferson Street
SUBJECT: Application for a variation to reduce the landscape setback from 7' to 2' for 40% of the total lineal frontage, from 7' to 5' for a 6% of the total lineal frontage and 7' to 3' for 31% of the total lineal frontage and to reduce the number of setback trees from twenty-two to eleven.

- Approved

661-18-Z **ZONING DISTRICT: DS-3** **WARD: 25**
APPLICANT: GW South Loop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1113 S. Jefferson Street
SUBJECT: Application for a variation to reduce the number of interior trees from 37 to 23 for a vehicular use area for a new development which shall include a gas station and three retail uses.

- Approved

662-18-Z **ZONING DISTRICT: RS-1** **WARD: 41**
APPLICANT: John C. Hanley
OWNER: Same as applicant
PREMISES AFFECTED: 6855 W. Ardmore Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 36.66' to 21.96', east setback from 8.35' to 6.4' (west to be 5.13'), combined side setback from 25.05' to 11.03' for a proposed front open porch, front one-story addition and second story addition and to convert the existing two-car garage into living space for the existing single family residence.

- Approved

663-18-S **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: Charles Joseph Salon, PC
OWNER: Northern Trust TR u/t # 13192
PREMISES AFFECTED: 6716 N. Northwest Highway
SUBJECT: Application for a special use to establish a hair salon.

- Approved

664-18-S **ZONING DISTRICT: C2-5** **WARD: 27**
APPLICANT: 1400 W Monroe Owner, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1404 W. Monroe Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed seven story, forty-two dwelling unit building.

- Approved

665-18-Z **ZONING DISTRICT: C2-5** **WARD: 27**
APPLICANT: 1400 W Monroe Owner, LLC
PREMISES AFFECTED: 1404 W. Monroe Street
SUBJECT: Application for a variation to reduce the front setback from the required 10' to zero, west setback from 2' to zero, rear setback from 30' to zero for a proposed seven story, forty-two dwelling unit building.

- Approved

666-18-Z **ZONING DISTRICT: C2-5** **WARD: 27**
APPLICANT: 1400 W Monroe Owner, LLC
PREMISES AFFECTED: 1404 W. Monroe Street
SUBJECT: Application for a variation to reduce the required off-street loading zone from one to zero for a proposed seven story, forty-two dwelling unit building.

- Approved

P. M. CONTINUANCES

528-18-Z **ZONING DISTRICT: RS-2** **WARD: 33**
APPLICANT: 2805 Eastwood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2805 W. Eastwood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093, rear yard open space from 400 square feet to 268 square feet for a proposed two-story, single family residence.

- Continued to February 15, 2019 at 2:00 p.m.

580-18-S **ZONING DISTRICT: DS-3** **WARD: 25**
APPLICANT: GW South Loop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1113 S. Jefferson Street
SUBJECT: Application for a special use to establish a new eight pump gas station with an accessory one-story retail building.

- Approved

581-18-S **ZONING DISTRICT: DS-3** **WARD: 25**
APPLICANT: GW South Loop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1113 S. Jefferson Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve a proposed restaurant.

- Approved

588-18-Z	ZONING DISTRICT: M1-3	WARD: 28
APPLICANT:	Sean R. Kelly	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3416 W. Lake Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to zero for a proposed 10' chain link fence with fabric mesh screen at the rear of a proposed accessory parking lot to serve the existing warehouse building.	
• Approved		
589-18-Z	ZONING DISTRICT: M1-3	WARD: 28
APPLICANT:	Sean R. Kelly	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3416 W. Lake Street	
SUBJECT:	Application for a variation to establish a 7' high ornamental fence with sliding gate along Lake Street on the property line instead of 5' from the property line.	
• Approved		
590-18-Z	ZONING DISTRICT: RS-2	WARD: 22
APPLICANT:	Olga Nolasco	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4637 S. Kilpatrick Avenue	
SUBJECT:	Application for a variation to reduce south setback from the required 4' to 0.5", north from 4' to 1'-6", combined side setback from 9.9' to 1' 11" for a proposed second story addition on the existing single family residence.	
• Approved		
591-18-Z	ZONING DISTRICT: RS-2	WARD: 22
APPLICANT:	Olga Nolasco	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4637 S. Kilpatrick Avenue	
SUBJECT:	Application for a variation to increase the floor area ration by 10% from 0.65 to 0.75 for a proposed second floor addition to the existing single family residence.	
• Approved		
592-18-S	ZONING DISTRICT: B1-3	WARD: 32
APPLICANT:	1446-50 Barry, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1448 W. Barry Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed five-story, eight dwelling unit building with roof top enclosures, roof decks, front balconies, interior parking and attached parking.	
• Approved		

593-18-Z **ZONING DISTRICT: B1-3** **WARD: 32**
APPLICANT: 1446-50 Barry, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1448 W. Barry Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 3.92' to zero, east from 2' to zero for a proposed five-story, eight dwelling unit building.

- Withdrawn

612-18-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: TCF Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1721 N. Dayton Street
SUBJECT: Application for a variation to reduce the front setback from the required 10.31' to 6.50', north setback from 2' to zero (south to be 3.08'), combined side setback from 4.61' to 3.08' for a proposed third story and rear addition for the existing three-story, three unit building to be deconverted to two dwelling units.

- Approved

622-18-Z(A) **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.84' to 5' for a proposed three-story, three dwelling unit building.

- Continued to February 15, 2019 at 2:00 p.m.

623-18-Z(A) **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from 1,000 to 993.32 (which is less than 10%) for a proposed three-story, three dwelling unit building.

- Continued to February 15, 2019 at 2:00 p.m.

404-18-Z

ZONING DISTRICT: RM-5 **WARD: 43**

APPLICANT: William J. Deakin Trust and Lis M. Diehlmann Trust

OWNER: Same as applicant

PREMISES AFFECTED: 1848 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the front feature setback from the required 20' to 12'*¹, north and south setback from 2' to zero, combined side setback from 5' to zero and the open space along the north and south end of the lot from 5' to zero on each side for a proposed attached garage with roof deck, open stairs, roof top stair/elevator enclosure and roof deck.

• **Approved**

Semi-annual review of Board's closed session minutes.

Approval of the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 490-18-Z and 491-18-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 16, 2018.

Adjournment.

*Amended at hearing